



# **2<sup>ND</sup> & MONTEREY RD DEVELOPMENT PROJECT**

Morgan Hill Downtown Visioning Summit  
June 30, 2016

Golden Quail, LLC – Dan McCranie

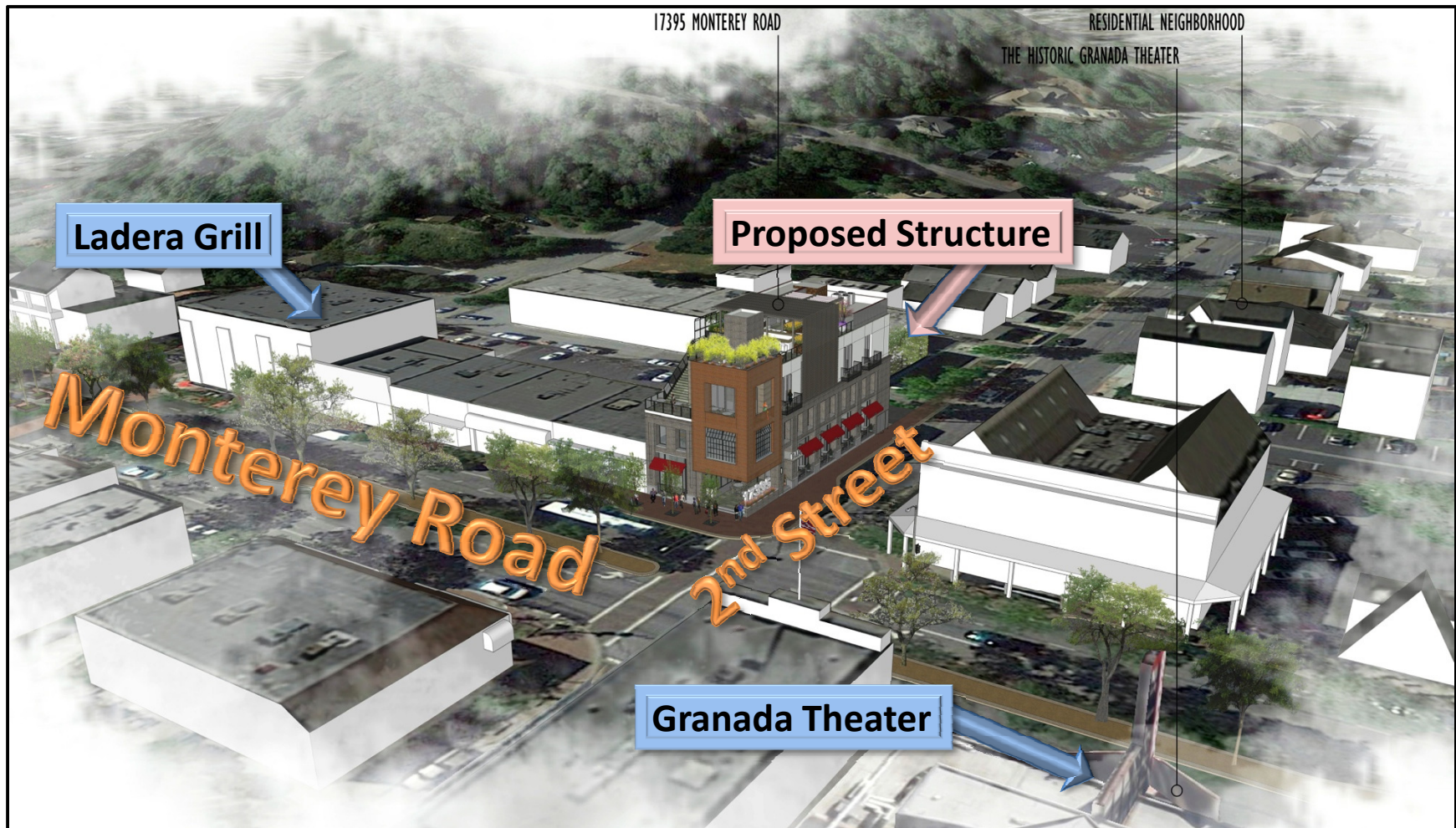
Morgan Hill 2016 Downtown Visioning Summit

# 2nd and Monterey – Aerial View



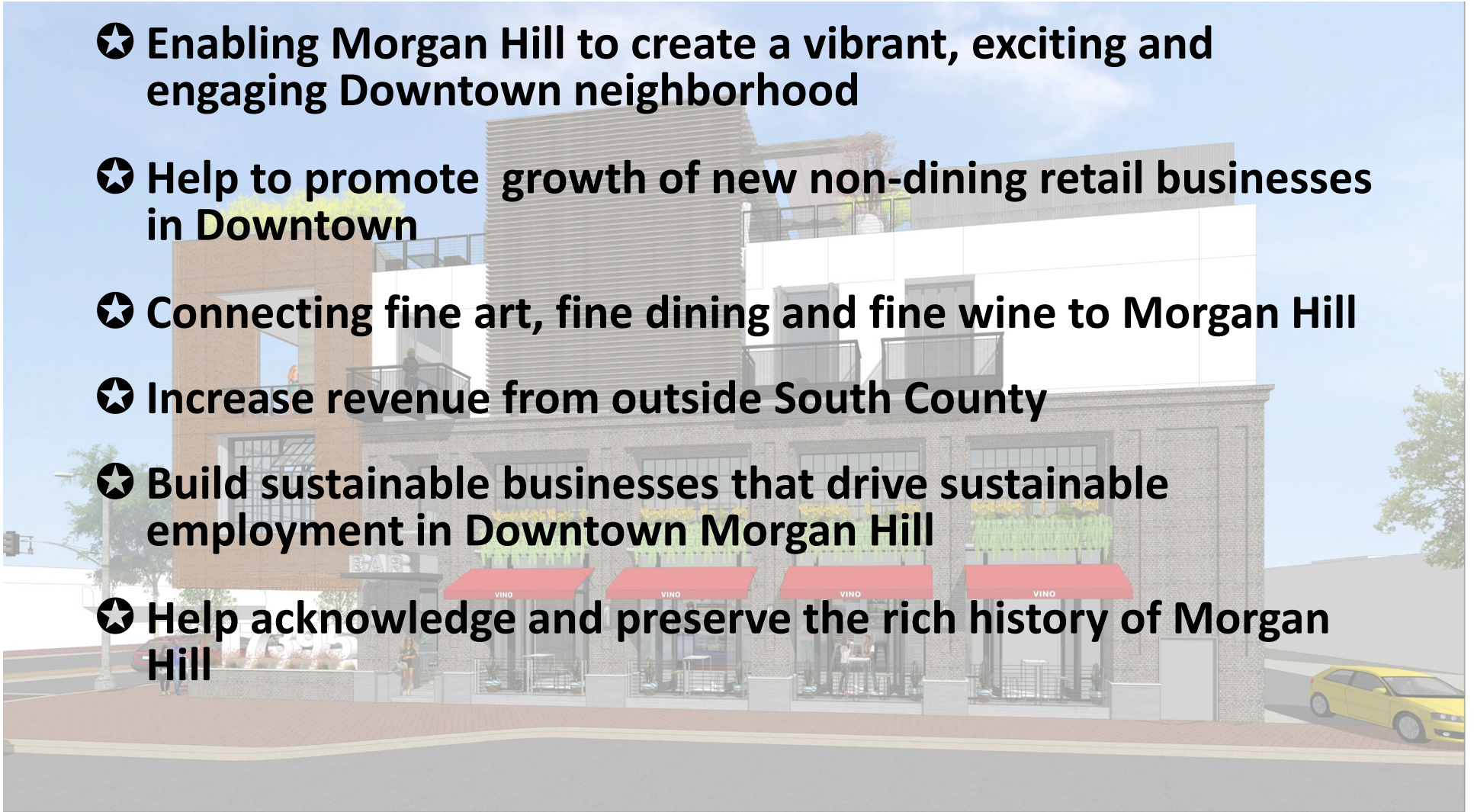
Golden Quail, LLC – Dan McCranie

# 2nd and Monterey – Aerial View

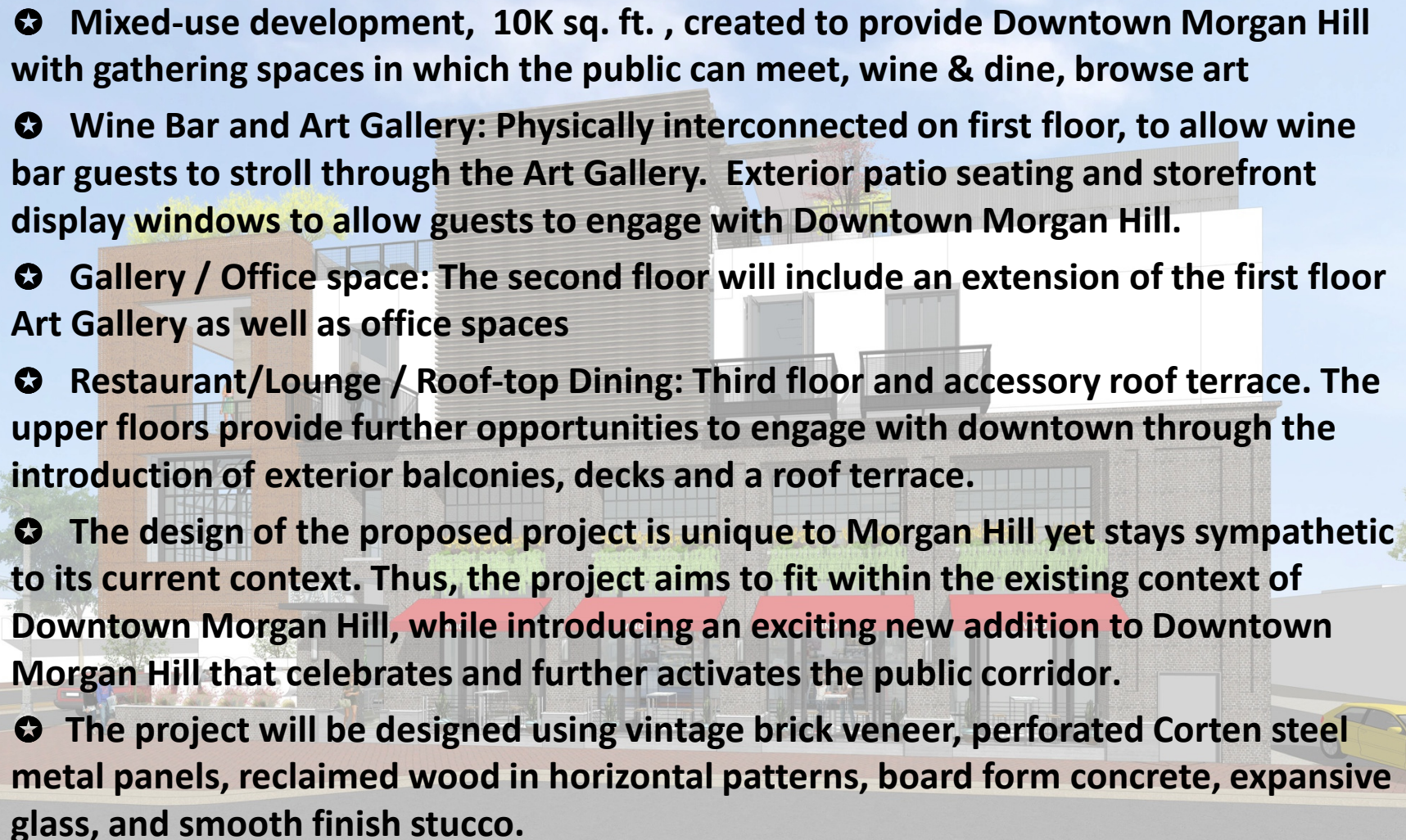


# Vision for 2<sup>nd</sup> and Monterey Project

- ★ Enabling Morgan Hill to create a vibrant, exciting and engaging Downtown neighborhood
- ★ Help to promote growth of new non-dining retail businesses in Downtown
- ★ Connecting fine art, fine dining and fine wine to Morgan Hill
- ★ Increase revenue from outside South County
- ★ Build sustainable businesses that drive sustainable employment in Downtown Morgan Hill
- ★ Help acknowledge and preserve the rich history of Morgan Hill



## 2<sup>nd</sup> and Monterey Road –Project Summary

- 
- An architectural rendering of a proposed multi-story building. The building features a mix of materials: brick on the ground floor, perforated metal panels on the upper floors, and a flat roof with a terrace. Large windows and glass doors are visible on the ground floor. The building is situated on a street corner with a sidewalk, trees, and a yellow car parked on the street. The background shows a clear blue sky and some distant trees.
- ★ Mixed-use development, 10K sq. ft. , created to provide Downtown Morgan Hill with gathering spaces in which the public can meet, wine & dine, browse art
  - ★ Wine Bar and Art Gallery: Physically interconnected on first floor, to allow wine bar guests to stroll through the Art Gallery. Exterior patio seating and storefront display windows to allow guests to engage with Downtown Morgan Hill.
  - ★ Gallery / Office space: The second floor will include an extension of the first floor Art Gallery as well as office spaces
  - ★ Restaurant/Lounge / Roof-top Dining: Third floor and accessory roof terrace. The upper floors provide further opportunities to engage with downtown through the introduction of exterior balconies, decks and a roof terrace.
  - ★ The design of the proposed project is unique to Morgan Hill yet stays sympathetic to its current context. Thus, the project aims to fit within the existing context of Downtown Morgan Hill, while introducing an exciting new addition to Downtown Morgan Hill that celebrates and further activates the public corridor.
  - ★ The project will be designed using vintage brick veneer, perforated Corten steel metal panels, reclaimed wood in horizontal patterns, board form concrete, expansive glass, and smooth finish stucco.

# 2nd and Monterey – South Perspective



# Mixed Use Details



- 1 Wine Bar / Retail – 1066 sq. ft. inside | 572 sq. ft. outside
- 2 Art Gallery – 1256 sq.ft.
- 3 Office Space – 2743 sq.ft.
- 4 Restaurant / Lounge – 2099 sq.ft. inside | 489 sq. ft. outside
- 5 Rooftop Dining/Lounge – 749 sq. ft. outside

Golden Quail, LLC – Dan McCranie

# 2nd and Monterey – West Perspective

## Dining/Lounge Seating

- 84 inside
- 20 outside

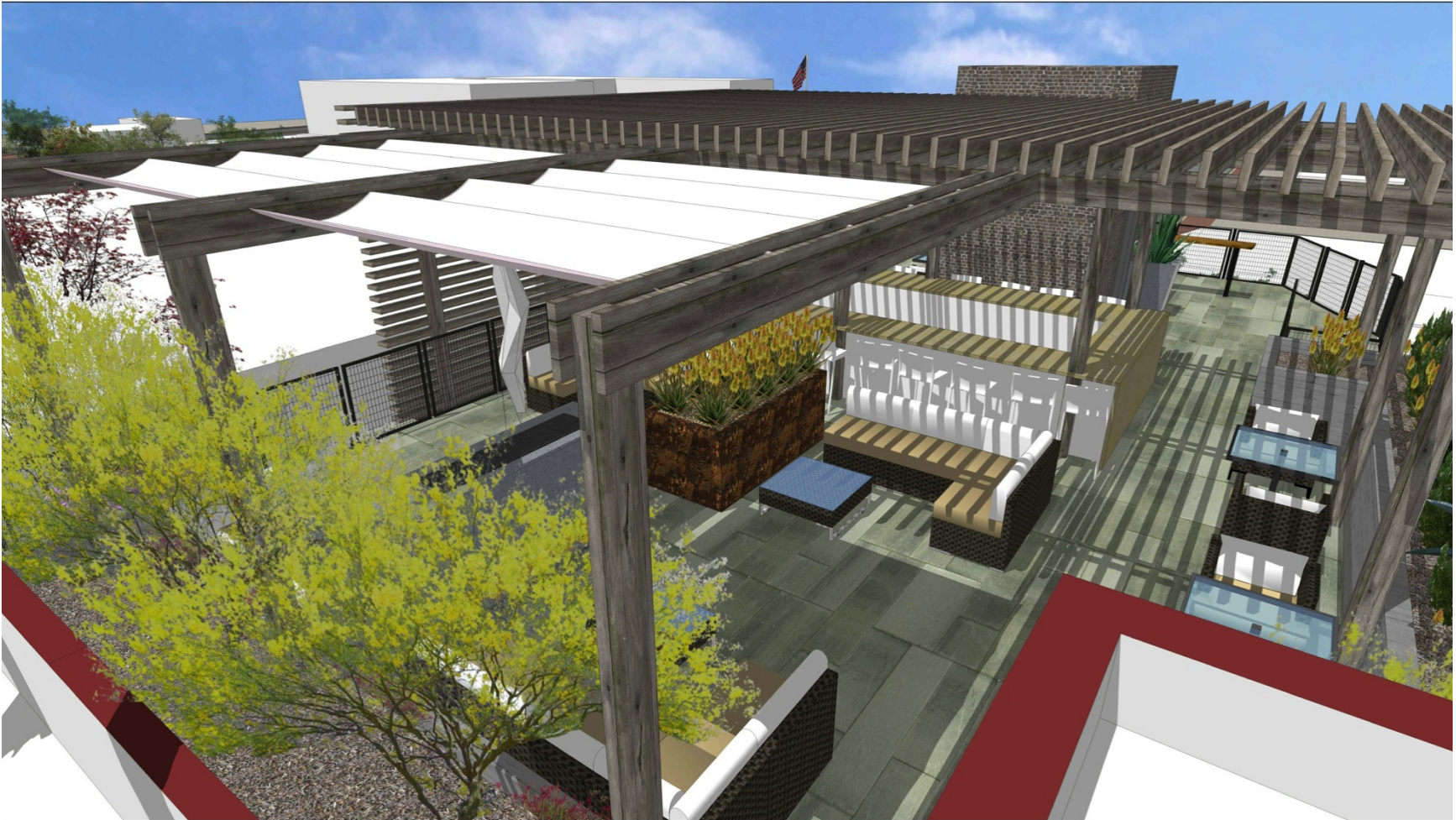
## Rooftop Lounge Seating

- 25 -40



Morgan Hill 2016 Downtown Visioning Summit

# Rooftop Lounge Perspective 1



Golden Quail, LLC – Dan McCranie

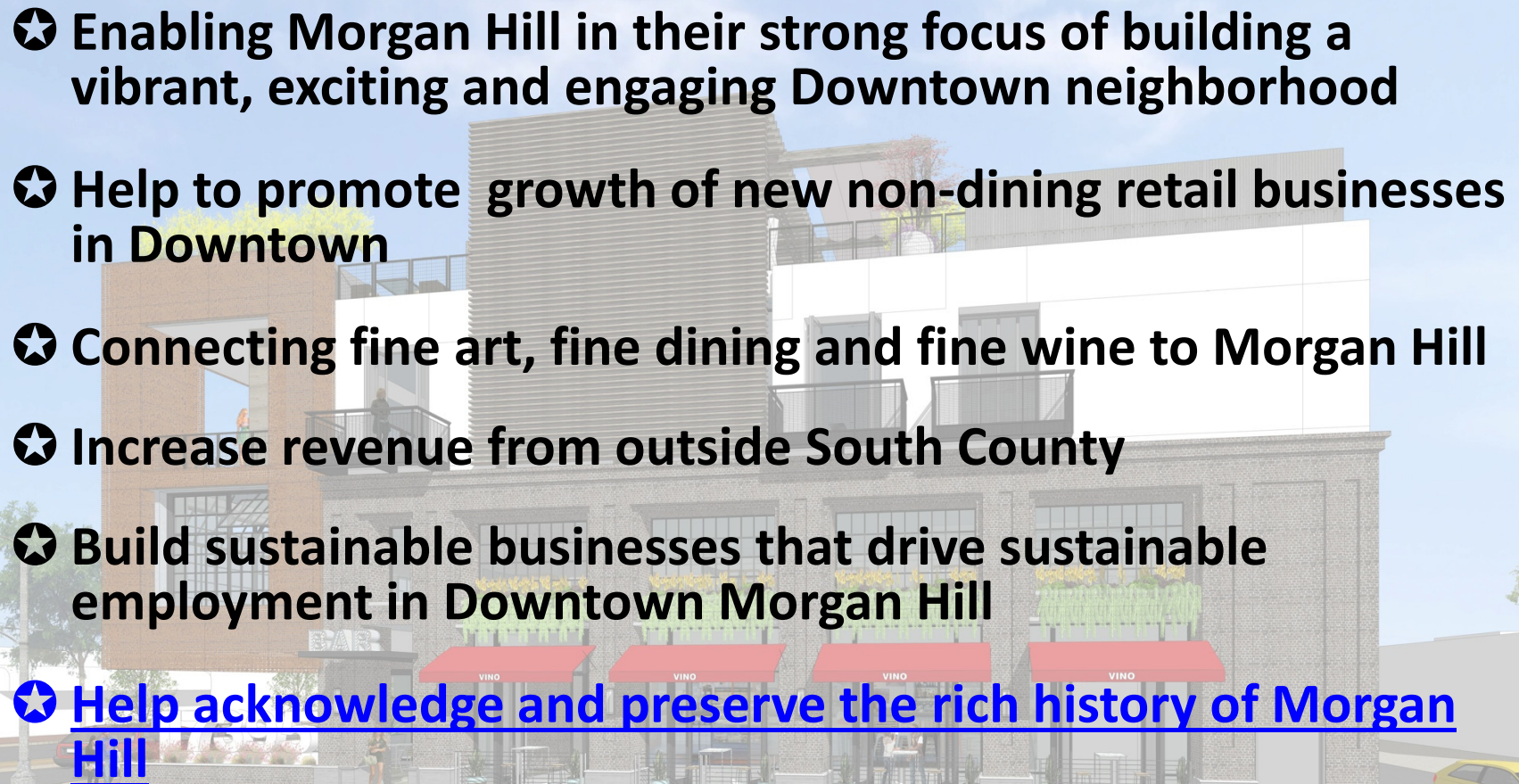
Morgan Hill 2016 Downtown Visioning Summit

# Rooftop Lounge Perspective 2



Golden Quail, LLC – Dan McCranie

# Vision for 2<sup>nd</sup> and Monterey Project

- 
- ★ Enabling Morgan Hill in their strong focus of building a vibrant, exciting and engaging Downtown neighborhood
  - ★ Help to promote growth of new non-dining retail businesses in Downtown
  - ★ Connecting fine art, fine dining and fine wine to Morgan Hill
  - ★ Increase revenue from outside South County
  - ★ Build sustainable businesses that drive sustainable employment in Downtown Morgan Hill
  - ★ Help acknowledge and preserve the rich history of Morgan Hill

## Site History – Edes Bros Grocery



Original building on 2<sup>nd</sup> and Monterey Site, operated by Clyde and Bertie Edes, circa 1910. Picture taken during Monterey Street widening circa 1933.

# Site History – Edes Bros Grocery



## 2nd and Monterey – Southeast Perspective



# Estimated Timing of Project



**Construction Initiated: Q1 2017**

**Completion: Q4 2017**